



This 20 acre property is Located just out of the village of Albion on the Mendocino coast, not far from the historic town of Mendocino. The property is a very gentle 20 acre property roughly square, with a small fern lined creek running through the center of the property. The property is predominately covered with redwoods, with a few other species of trees mixed in.

Albion Ridge 20 - 20 Acres 1.5 miles from the ocean, and the community of Albion.

Recent logging has thinned out the forest, and left some debris on the forest floor, but the natural healing process has begun, and the plant life is beginning to take over the forest floor. The recent logging presents a unique opportunity to open up some areas for a homestead, do some clean up of the forest, and plan for and shape wildlife habitat.



Offered at \$265,000

RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

Tim Mathias, Broker 707-272-9280

Sheri Hansen, Agent 707-272-7248

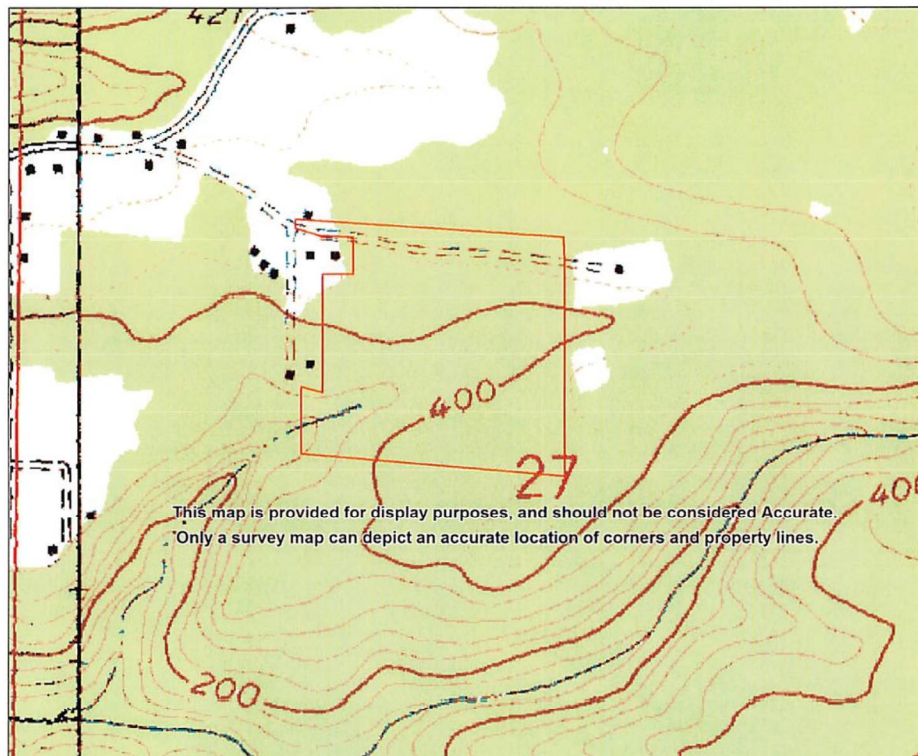
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Plenty of room to make a homestead here. Small openings could be enlarged for gardens and grazing. Power and phone go through the property and can be utilized for several potential building sites. There is a well on the property that produces approximately 2.3 gallons per minute, and a good rocky road to and through the property. Development costs are low, due to these established improvements. The property is bisected by the coastal zone line, with ample room to develop a homestead out of the coastal zone. The property is zoned TP for low taxes.

Seller is willing to consider short term seller financing, to facilitate a transition to the country life. Don't miss this great opportunity.



Topo Map shows approximate location of property. Note how gentle the property is.



Property Lines are very approximate and should not be considered an exact representation of the property. Only a survey map can give an exact location of the property.